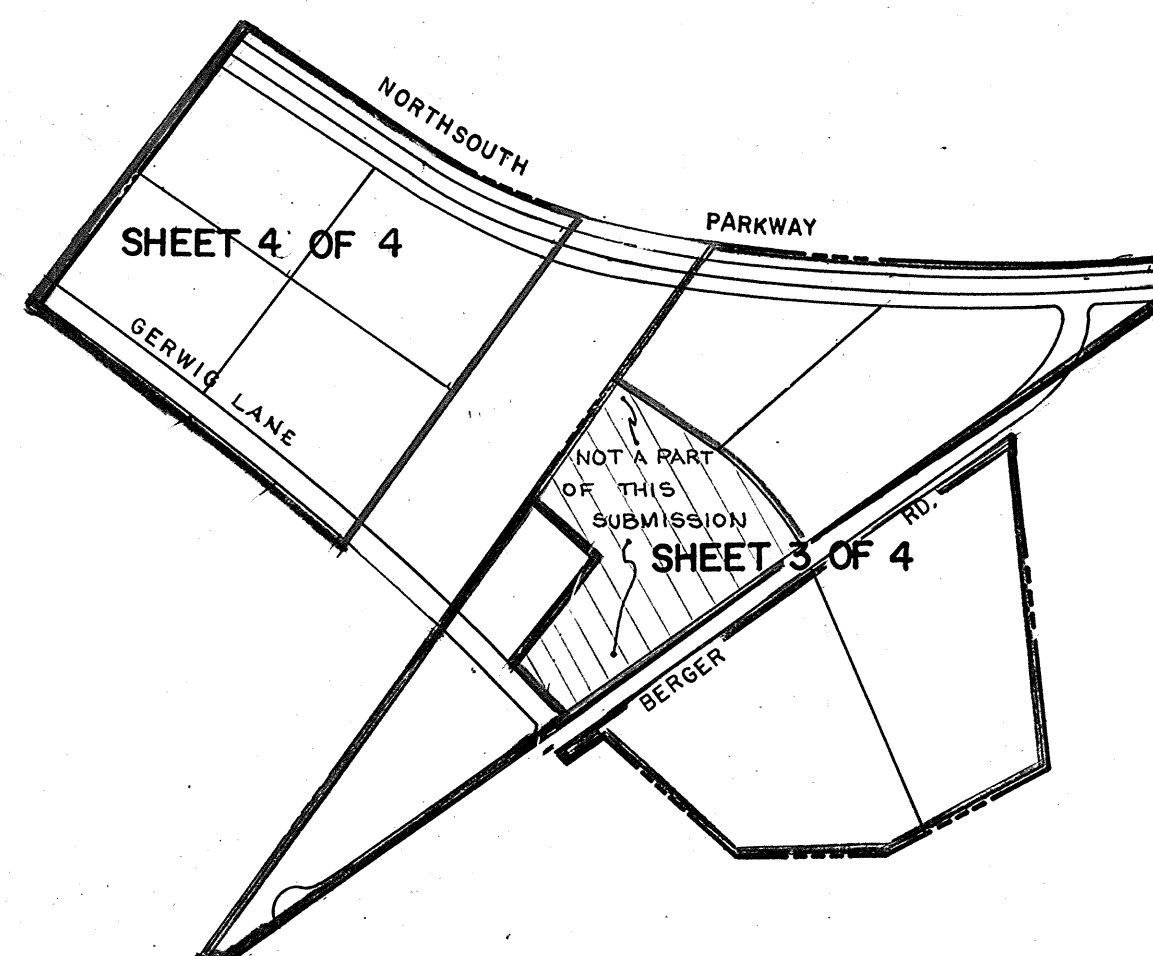


VICINITY MAP
SCALE: 1" = 2000'



RECORDED PLAT BOOK 16 FOLIO 118
ON 6-2-69 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E.G.U.
SECTION 2 AREA 2
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-FIVE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' FEBRUARY, 1969 SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Samuel H. Rogers
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

John H. Morris 5-21-69 *E. Marcum Lynch* 5-21-69
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 55

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 2, of the E.G.U. Subdivision.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Board.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Board.
Vehicular ingress and egress to proposed Northsouth Parkway will be permitted only at points of access approved by the Howard County Planning Board. Vehicular ingress and egress to proposed Route 32 is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Board.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph, buildings and other structures may be located at any location within industrial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - SECTION 17.031 D:

EMPLOYMENT CENTER LAND USE-INDUSTRIAL LAND USE AREAS

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, that uses only permitted in M-2 and T-2 Districts are prohibited. Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted including, but not limited to, all of the following:

- a. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- b. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- c. Banks
- d. Gasoline Service Stations.
- e. Wholesale Distributors.
- f. Savings and Loan Association.
- g. Business and professional Offices.
- h. Parking Lots or Garages.
- i. Building Supplies and Lumberyards.
- j. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- k. Such other ancillary uses as may be approved by the Howard County Planning Board.

8. HEIGHT LIMITATIONS - SECTION 17.031 E:

INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - SECTION 17.031 E:

INDUSTRIAL LAND USE AREAS

One parking space for each 2 employees shall be provided for all sites devoted to industrial uses. Parking requirements for uses permitted under Section 7-a through 7-k inclusive of this Final Development Plan Criteria shall be as follows:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants.
- b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

10. SETBACK PROVISIONS - SECTION 17.031 E:

GENERALLY

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 17.031 E:
As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 17.031 E:

INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Industrial	30.83
Roadway	10.68
Total	41.51

E.G.U.

SECTION 2 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

THE VILLAGE OF CROSS KEYS

BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-FIVE

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

FEBRUARY, 1969

SHEET 2 OF 4

RECORDED _____ PLAT BOOK 6 FOLIO 119
ON 6-2 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH & DEVELOPMENT
CORP.
463/196

N 488887.84
E 845349.66

N 488924.69
E 845615.46

N 488847.19
E 845625.40

N 488816.20
E 845577.61

N 488695.73
E 845391.82

N 488663.82
E 845347.54

N 488500
E 845500

EASTERN PRODUCTS CORP.
LIBER 471/227

E 845500
N 488000

N 487946.59
E 845440.08

E.G.U.

SECTION 2 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-FIVE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' FEBRUARY, 1969 SHEET 3 OF 4

NORTH SOUTH
PARKWAY

EMPLOYMENT CENTER
INDUSTRIAL

EMPLOYMENT CENTER
INDUSTRIAL
26.37 AC.
TOTAL ACREAGE
THIS SHEET

RECORDED PLAT BOOK 16 FOLIO 120
ON 6-2-69 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

EXISTING R-20 ZONING
H.G. PENNY
107/234

EXISTING R-20 ZONING
ROLAND MC DANIEL
376/437

EXISTING R-20 ZONING
ARTHUR E. KERSTEN
258/539

EXISTING R-20 ZONING
FRANK VOLMERHAUSEN
410/575

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

THE HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463/198

GRID NORTH

SUSQUEHANNA
LIBER 144/261 & LIBER 149/18

BERGER

GERWIG
LANE

VEHICULAR INGRESS AND EGRESS
TO PROPOSED ROUTE 32
IS RESTRICTED.

N 488992.28
E 844699.47

S 67°44'40"E 74.15'
N 488964.20
E 844768.09

N 488695.18
E 844486.40

N 488604.03
E 844709.13

N 488481.28
E 844333.01

N 488500
E 844500

NOT A PART OF THIS
FINAL DEVELOPMENT PLAN

E.G.U. SECTION 2
AREA 1
13/27

N 488359.11
E 844478.30

N 488266.92
E 844179.28

N 488201.72
E 844132.52

N 488157.82
E 844309.04

N 488044.71
E 844443.56

N 488008.27
E 844486.89

N 487945.49
E 844325.05

N 487911.84
E 844453.31

N 487735.59
E 844811.19

N 487740.43
E 845085.55

N 487637.93
E 843890.15

N 487536.25
E 843748.29

N 487465.12
E 843639.53

N 487410.57
W 28.84'

E 843500

N 489500

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

GRID NORTH

N 489443.46
E 843596.96

N 22°15'20"E
750.00'

100' R/W

NORTHSOUTH PARKWAY

VEHICULAR INGRESS AND EGRESS TO PROPOSED NORTHSOUTH PARKWAY
WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE
HOWARD COUNTY PLANNING BOARD

N 489089.62
E 844461.63

N 488992.28
E 844699.47

EMPLOYMENT CENTER
INDUSTRIAL
15.14 AC.
TOTAL ACREAGE
THIS SHEET

N 488749.33
E 843912.90

THE HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463/196

N 488674.44
E 843495.91

N 67°44'40"W
197.74'

R=1000.00'

GERWIG LANE

N 488514.32
E 843760.74

N 488500
E 843500

N 488363.09
E 843940.61

N 49°56'30"W
228.82'

SUSQUEHANNA TRANSMISSION CO.
LIBER 144/261 & LIBER 145/8
NOT A PART OF THIS FINAL
DEVELOPMENT PLAN

N 488481.28
E 844333.01

E.G.U. SEC. 2 AREA 1
13/97

N 488695.18
E 844486.40

280'

E 844500

E.G.U.

SECTION 2 AREA 2
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-FIVE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' FEBRUARY, 1969 SHEET 4 OF 4

RECORDED PLAT BOOK 16 FOLIO 121
ON 6-2-1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.